



October 11, 2021

VIA EMAIL

Mr. Victor Atkins
Office of Public Housing
ATTN: Eleana Townsend
U. S. Department of Housing and Urban Development
Region IV – Miami Field Office
Brickell Plaza Federal Building
909 SE First Ave, Room 500
Miami, FL 33131-3028

Re: 2022 Annual Plan and Five Year Action Plan

Dear Mr. Atkins,

Enclosed please find an original copy of the 2022 Annual Plan and Five Year Action Plan for the Housing Authority of the City of St. Petersburg (FL002) respectfully submitted for your review and approval. Should you have any questions, please contact Danielle Thomas, Chief Operating Officer, at (727) 323-3171, ext. 211, or via email at dthomas@stpeteha.org.

Sincerely,

Michael O. Lundy
Chief Executive Officer

cc: Eleana Townsend, HUD Portfolio Management Specialist



ST. PETERSBURG HOUSING AUTHORITY



10/11/2022

2022 PHA ANNUAL PLAN

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals submitted annually to the Department of Housing and Urban Development (HUD). Included in this packet is the Annual Plan Form which must be submitted to HUD annually.

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Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p>PHA Name: <u>Housing Authority of the City of St. Petersburg</u> PHA Code: <u>FL002</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>243</u> Number of Housing Choice Vouchers (HCVs) <u>3663</u></p> <p>Total Combined <u>3906</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																															

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. See Attachment # 1</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: See Attachments # 2 and # 3</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. See Attachment # 5</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See Attachment # 6</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment # 7</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD form 50075.2 approved by HUD on February 25, 2021.</p>



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #1**

B.1 Revision of PHA Plan Elements:

- ✓ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions:**

Deconcentration Policy:

Deconcentration of Poverty

It is the policy of the Housing Authority to provide for deconcentration of poverty and income mixing by targeting higher income tenants into areas where lower income residents reside and lower income tenants into areas where higher income residents reside.

SPHA shall conduct an annual analysis of the incomes of the families residing in the Public Housing developments to determine the Established Income Range (EIR). The income analysis shall be conducted as follows:

- **Step 1** - SPHA shall determine the average household income for both developments by taking the aggregate total of all household income and dividing by the total occupied households.
- **Step 2** - SPHA shall then determine the average income of each development by taking the total of all household income in that development and dividing by the total occupied units in that development.
- **Step 3** – The established income range (EIR) shall be calculated as 85% to 115% of the aggregate average household income for both developments.
- **Step 4** – The average household income for each development shall then be compared to the EIR to determine if the development is low income or high income.

The EIR will determine if additional income mixing strategies need to be developed and implemented.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #2**

HCV Administrative Plan revision: SPHA revised its Housing Choice Voucher Administrative Plan via Board Resolution in January 2021, February 2021, April 2021, and June 2021 as follows:

- Amendment of HCV Administrative Plan to Include Homeless Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Revise Involuntary Displacement Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Include “Good Cause Refusal” Provision (January 2021)
- Amendment of HCV Administrative Plan to Include Pinellas County Resident Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Revise Waiting List “Special Admission” Provision (January 2021)
- Amendment of the HCV Administrative Plan to include the Mainstream Voucher Program (February 2021)
- Revision of the HCV Administrative Plan to include the Foster Youth to Independence Program (April 2021)
- Amendment of the HCV Administrative Plan to include an option for a Biennial Inspection Schedule (April 2021)
- Amendment of the HCV Administrative Plan to include the Emergency Housing Voucher Program (June 2021)
- Amendment of the HCV Administrative Plan to Include Provisions Related to the Attachment of Project-Based Voucher Assistance to Certain Units Pursuant to the Housing Opportunities Through Modernization Act of 2016 (June 2021)

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Include Homeless Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

In light of the recent COVID 19 pandemic and the subsequent economic crisis, many families have found themselves in financial distress. Some have even become homeless due to a lack of income resulting from the pandemic's impact on the economy. SPHA would like to expand access to affordable housing for those families in dire need. The change that SPHA would like to implement to address this issue is to revise the wait list preference for involuntarily displaced families to increase the point value of the preference to ten (10) points.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to include a waitlist preference for homeless families, effective February 1, 2021.

ATTACHMENT


Draft language for Homeless Preference.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez
Housing Choice Voucher Officer

Michael Lundy
Chief Executive Officer

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

RESOLUTION #2021-03

**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE
HOMELESS PREFERENCE FOR HCV WAITING LIST**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

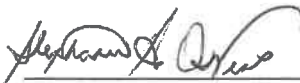
WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures for creating a wait list preference for homeless families as a local preference; and

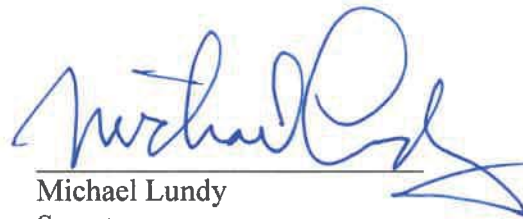
WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, in accordance with this Resolution, effective February 1, 2021. .

APPROVED AND ADOPTED this 28th day of January 2021.



Stephanie Owens
Chairperson



Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Revise Involuntary Displacement Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The changes that are applicable to the Section 8 HCV program include the following: revise the wait list preference for Displaced Families to increase the point value of the preference to ten (10) points.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to revise the wait list preference for displaced families to increase the point value of the preference to ten (10) points, effective February 1, 2021.

ATTACHMENT

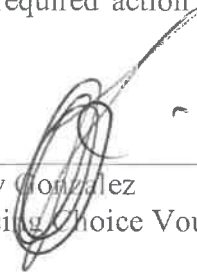
Draft language for revised Displaced Family preference.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer

Michael Lundy
Chief Executive Officer

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

RESOLUTION #2021-04

**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO REVISE
INVOLUNTARY DISPLACEMENT PREFERENCE FOR HCV WAITING LIST**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

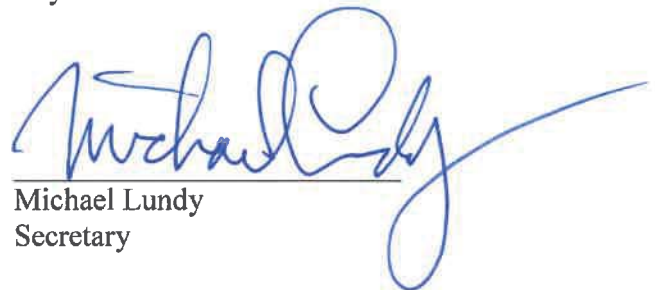
WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to increase preference points for involuntary displacement from one (1) point to ten (10) points and to expand the preference to include other displacement categories; and

WHEREAS, the revision of the involuntary displacement preference will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.


Stephanie Owens
Chairperson


Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY
REQUEST FOR BOARD ACTION

**Approval to Amend HCV Administrative Plan to Include “Good Cause Refusal”
Provision**

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to implement is to include a provision in the Administrative Plan for “Good Cause Refusal” which will allow HCV applicants that need to refuse/decline a voucher due to some unforeseen situation to remain on the wait list, instead of being removed.

POLICY IMPACT

This action is consistent with SPHA’s policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to include a “Good Cause Refusal” provision, effective February 1, 2021.

ATTACHMENT


Draft language of “Good Cause Refusal” provision.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer

Michael Lundy
Chief Executive Officer

Insert the following revisions on page 23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include “D. Updating the Wait List”.

I. “Good Cause Refusal” When an Applicant is Selected from the Waiting List

An applicant selected from the wait list may refuse to accept the selection for “good cause” once during the applicant’s the time the applicant is on the wait list. *Good cause* includes situations in which an applicant is willing to move but is unable to do so at the time of the selection, or the applicant demonstrates that acceptance of the selection would cause undue hardship not related to considerations of the applicant’s race, color, national origin, etc. Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

The family demonstrates to SPHA’s satisfaction that accepting the selection will require an adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

The family demonstrates to SPHA’s satisfaction that accepting the selection will place a family member’s life, health, or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, risk assessments related to witness protection from a law enforcement agency, or documentation of domestic violence, dating violence, or stalking. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption.

A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (as listed on final application) or live-in aide necessary to the care of the principal household member.

The unit has lead-based paint and the family includes children under the age of six.

In the case of selection refusal for good cause the applicant will not be removed from the waiting list but placed at the bottom of the preferenced or non-preferenced list depending on their application status. The applicant will not be given the opportunity to be selected for a minimum of six (6) months.

RESOLUTION #2021-05

**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE
"GOOD CAUSE REFUSAL" PROVISION**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and


WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to include a "Good Cause Refusal" provision; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, to be effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.


Stephanie Owens
Chairperson


Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Include Pinellas County Resident Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to make is to include a waitlist preference for residents of Pinellas County, Florida. This will help to make sure the limited resource of affordable housing in St. Petersburg is made more accessible to residents in the community.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan as presented, effective February 1, 2021.

ATTACHMENT

Draft language for Pinellas County Resident wait list preference.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer

Michael Lundy
Chief Executive Officer

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection. The use of this preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on race, color, ethnic origin, religion, disability, or age of any member of an applicant family.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or

local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

RESOLUTION #2021-06

**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE
PINELLAS COUNTY RESIDENT PREFERENCE FOR HCV WAITING LIST**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;


WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to include a preference for Pinellas County residents; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.


Stephanie Owens
Chairperson


Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Revise Waiting List "Special Admission" Provision

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to implement is to revise the "Special Admission" provision in the Administrative Plan to clarify the circumstances in which a family may receive a voucher outside of regular HCV wait list procedures.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to revise the "Special Admission" provision as presented, effective February 1, 2021.

ATTACHMENT

Draft language of revised Special Admission provision.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez
Housing Choice Voucher Officer

Michael Lundy
Chief Executive Officer

Insert the following revisions on page 22 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include “Special Admissions”.

2. “Special Admissions”

A. Certain families are issued vouchers or project-based voucher units, outside the context of the waiting list. These families:

a. are being relocated from SPHA’s public housing properties or Low Income Housing Tax Credit properties in which SPHA is participating that are being demolished, undergoing substantial capital improvements, modernization, or rehabilitation or change in use, or who are being relocated pursuant to agreements already in place between SPHA and the tax credit property ownership entity; or because a unit that is the right size for their family is unavailable; or

b. have lost assisted housing or are about to lose assisted housing because a private owner receiving project-based Section 8 Housing Choice Voucher assistance opts out of, chooses not to renew the HAP contract or fails quality inspections, requiring that their HAP contract be cancelled, or reduce the number of units; or

c. are receiving assistance in a Section 8 Housing Choice Voucher SRO program and the owner of the program fails inspections, intends to opt out, not renew, or reduce the program size.

B. A family qualifies for one of these vouchers when they receive notice that they will have to move for one of the reasons cited above.

C. Eligible families will be issued vouchers in an order based on date on which they receive notice to move.

D. Generally, SPHA will receive replacement housing vouchers to assist these families, but if the process of obtaining these vouchers is delayed, the families will be issued vouchers to prevent their becoming homeless.

RESOLUTION #2021-07

**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO REVISE
WAITING LIST "SPECIAL ADMISSION" PROVISION**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

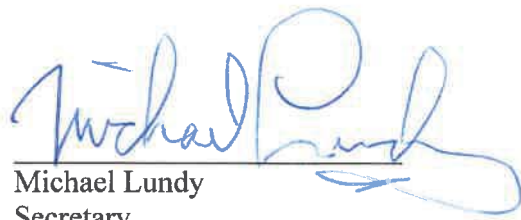
WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures for: Revision of the wait list "Special Admission" provision; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, to be effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.


Stephanie Owens
Chairperson


Michael Lundy
Secretary

**HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG
REQUEST FOR BOARD ACTION**

**APPROVAL TO AMEND THE HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN TO INCLUDE THE
MAINSTREAM VOUCHER PROGRAM**

February 25, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2020-01, Mainstream Housing Choice Voucher Program (MHCVP). SPHA seeks to amend the Administrative Plan to include language implementing the Mainstream Voucher Program, effective March 1, 2021.

PURPOSE AND OBJECTIVE

The purpose of the MHCVP is to provide funding to housing agencies to assist non-elderly persons with disabilities, particularly those who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or at risk of becoming homeless.

DESCRIPTION AND JUSTIFICATION

In December 2020, the SPHA applied for and received seventy-five (75) Mainstream vouchers to assist non-elderly persons with disabilities. Mainstream vouchers provide tenant-based or project-based rental assistance and follow the same program policies as the regular tenant-based voucher program. The SPHA's current Administrative Plan does not list a preference for those applicants that qualify for the mainstream voucher program. Under the Mainstream program guidelines, the SPHA is required to update the Administrative Plan's Wait List preferences within 6 months of the award.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

This policy will allow the SPHA to offer Mainstream vouchers to eligible families selected from the HCV wait list.

The administration of the Mainstream Voucher Program is an example of the SPHA’s commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

ECONOMIC IMPACT/FUNDING SOURCE

The SPHA received an award of \$720,000 from HUD to fund the Mainstream voucher program, beginning January 1, 2021.

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Mainstream Voucher Program, effective March 1, 2021.

ATTACHMENT

See Attachment 1

RECOMMENDATION

The President/CEO recommends adoption of this resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.

Larry Gonzalez, HCV Officer 2-18-71
Date

Daniell Thomas 2/18/21

Danielle Thomas, Chief Operating Officer Date

Michael Lundy, Chief Executive Officer 2/18/2021
Date

RESOLUTION #2021-13

**A RESOLUTION TO AMEND THE HCV ADMINISTRATIVE PLAN TO ADD
THE MAINSTREAM VOUCHER PROGRAM**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and


WHEREAS, SPHA received an award from HUD of \$750,000 to fund the implementation of a Mainstream Voucher Program to serve non-elderly disabled persons; and

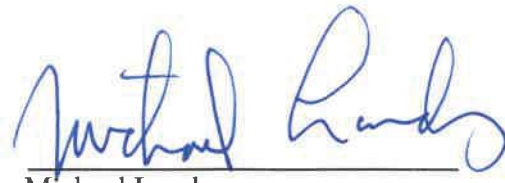
WHEREAS, staff proposes to amend the Administrative Plan to include language implementing the Mainstream Voucher Program, effective March 1, 2021; and

WHEREAS, the amendment to include language implementing the Mainstream Voucher Program will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective March 1, 2021.

APPROVED AND ADOPTED this 25th day of February 2021.


Chairperson


Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY REQUEST FOR BOARD ACTION

Approval to Revise the Housing Choice Voucher Administrative Plan to Include the Foster Youth to Independence Program

April 22, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2020-08, Foster Youth to Independence Program (FYI). SPHA seeks to amend the Administrative Plan to include language implementing the Foster Youth to Independence Program. The SPHA will use Admin Fee reserves in order to expedite lease up for youth referred to SPHA that are currently homeless, but where SPHA has not yet received the FYI vouchers from HUD.

PURPOSE & OBJECTIVE

The purpose of the FYI is to provide funding to housing agencies to offer Housing Choice Vouchers to prevent or end homelessness among young adults under the age of 25 who are, or have recently left, the foster care system without a home.

DESCRIPTION & JUSTIFICATION

In March 2021, the SPHA applied for and is slated to receive twenty-five (25) FYI vouchers to provide housing assistance and supportive services to young people with a child welfare history who are at-risk-of or experiencing homelessness. FYI, in conglomeration with local resources, will assist communities in ensuring that every young person who has had experience with the child welfare system has access to safe, affordable housing where they are supported to reach self-sufficiency by working toward their education and employment goals. The SPHA's current Administrative Plan does not list the FYI program as an available program. Under the FYI program guidelines, the SPHA is required to update the Administrative Plan in accordance with applicable program regulations and requirements.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

Since this is a special program based on specialized vouchers and referrals from an outside agency, FYI eligible youth that are referred by the Public Child Welfare Agency (PCWA) will be issued vouchers without regard to their placement or status on SPHA's HCV waitlist.

The administration of the FYI Program is an example of the SPHA's commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

ECONOMIC IMPACT/FUNDING SOURCE

The economic impact is unknown at this time, as SPHA has not yet received an award amount from HUD.

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Foster Youth to Independence Program.

ATTACHMENT

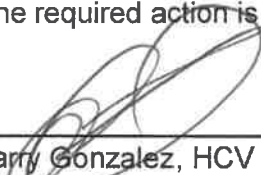
See Attachment 1.

RECOMMENDATION

The President/CEO recommends adoption of this resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez, HCV Officer

April 22, 2021

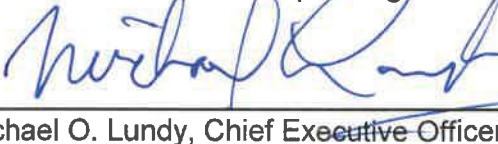
Date



Danielle Thomas, Chief Operating Officer

April 22, 2021

Date



Michael O. Lundy, Chief Executive Officer

April 22, 2021

Date

Attachment 1

Insert the following revisions on page 27-28 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST;

Priority Local Preference – Special Programs and Other Referrals

Certain families may be assisted without being placed on the SPHA's waiting list.

Foster Youth to Independence

Through the Foster Youth to Independence (FYI) initiative, HUD will provide vouchers for youth eligible under the Family Unification Program (FUP), subject to availability and as described in PIH Notice 2020-28.

This is a targeted allocation; HUD is investing in local cross-system collaborative efforts to prevent and end homelessness among youth with a current or prior history of child welfare involvement.

As a requirement of these FYI vouchers, SPHA is required to enter into partnership agreements with the local supportive service agency and public child welfare agencies (PCWAs) to provide the necessary referrals and required supportive services. SPHA will enter partnership agreements with the local agencies and PCWAs to obtain these vouchers. The FYI vouchers are issued on a rolling basis with a maximum allowable allocation of 25 vouchers for the fiscal year, with the ability to request additional vouchers with 90 percent or greater utilization. These vouchers "sunset" when the youth leaves the program and has a maximum lifetime of 36 months.

These vouchers are issued by HUD on a rolling basis and funding is targeted to youth that meet certain eligibility criteria. Youth eligibility is defined as follows:

1. Has attained at least 18 years and not more than 24 years of age;
2. Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act; and
3. Is homeless or is at risk of becoming homeless at age 16 or older.

Should a youth fail to use the voucher, SPHA will request a new referral from our partners, and will seek to issue the voucher to another eligible youth if one has been identified.

SPHA may admit an eligible youth for a FYI voucher who is not on the SPHA wait list or without considering the family's waiting list position. Per PIH Notice, 2020-28, if the PCWA refers an eligible youth to SPHA that is currently homeless, or will become homeless before the award of the FYI vouchers is completed, SPHA may use administrative fee reserves to expedite lease up for that youth.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

RESOLUTION # 2021-16

A RESOLUTION TO REVISE THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE FOSTER YOUTH TO INDEPENDENCE PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and

WHEREAS, SPHA received an award from HUD of twenty-five (25) Foster Youth to Independence Program (FYI) vouchers to serve young adults under the age of 25 who are, or have recently left, the foster care system without a home; and

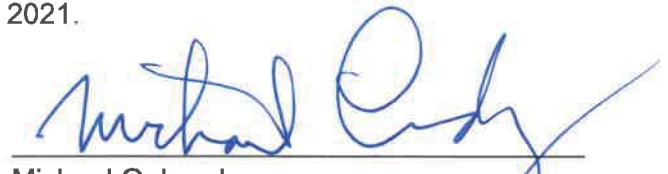
WHEREAS, staff proposes seeks to amend the Administrative Plan to include language implementing the Foster Youth to Independence Program; and

WHEREAS, the inclusion of new language will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution.

APPROVED AND ADOPTED this 22nd day of April 2021.


James Dates
Chairperson


Michael O. Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY REQUEST FOR BOARD ACTION

Approval to Revise the Housing Choice Voucher Administrative Plan to Include an Option for a Biennial Inspection Schedule

April 22, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2016-05. The SPHA seeks to amend the Administrative Plan to include language enabling the HCV program to exercise the option to implement a Housing Quality Standard biennial schedule for inspections under the Housing Choice Voucher Program, effective May 1, 2021.

PURPOSE AND OBJECTIVE

HUD allows PHAs to inspect assisted units during the term of the housing assistance payment (HAP) contract at least biennially instead of annually. The purpose is to provide implementation guidelines in the event the SPHA exercises the option to convert to a biennial HQS inspection schedule.

DESCRIPTION AND JUSTIFICATION

The current SPHA Administrative Plan states that a unit under the HCV program will be inspected at least annually. The FY 2014 appropriations bill allows the SPHA to inspect assisted units during the term of the housing assistance payment (HAP) contract at least biennially instead of annually.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

This policy will allow the SPHA the flexibility to adjust inspections based on current market conditions.

ECONOMIC IMPACT/FUNDING SOURCE

No economic impact at this time. Funding source – HCV Operations

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to revise the Housing Choice Voucher (HCV) Administrative Plan to include a biennial inspection schedule option, effective May 1, 2021.

ATTACHMENT

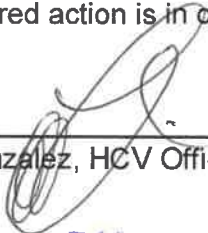
See Attachment 1.

RECOMMENDATION

The President/CEO recommends adoption of this resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez, HCV Officer

April 22, 2021

Date



Danielle Thomas, Chief Operating Officer

April 22, 2021

Date



Michael O. Lundy, Chief Executive Officer

April 22, 2021

Date

Attachment 1

Insert the following revisions on page 84-85 of the Administrative Plan under Chapter 10 HOUSING QUALITY STANDARDS AND INSPECTIONS;

HOUSING QUALITY STANDARDS AND INSPECTIONS

[24 CFR 982.401]

C. ANNUAL HQS INSPECTIONS [24 CFR 982.405(a)]

The SPHA conducts an inspection in accordance with Housing Quality Standards at least biennially, as required by SEMAP. Special inspections may be scheduled between anniversary dates.

HQS deficiencies which cause a unit to fail must be corrected by the landlord unless it is a fail for which the tenant is responsible.

The family must allow the SPHA to inspect the unit at reasonable times with reasonable notice.
[24 CFR 982.551(d)]

Biennial Inspections

SPHA hereby adopts the flexibility allowed by Congress and HUD to conduct inspections on a biennial basis. HUD requires the SPHA to inspect each unit under a HAP contract at least annually or biennially to confirm that the unit still meets HQS. The inspection may be conducted in conjunction with the family's annual reexamination but also may be conducted separately.

For participants continuing to receive assistance and remaining in the same unit, a new inspection is required within 730 days of the last inspection. The SPHA reserves the right to inspect certain dwelling units annually if the history of past inspections reflects a high rate of HQS failures, or more frequently if a special inspection is requested.

Section 220 of the 2014 Appropriations Act allows the SPHA to comply with the requirement to inspect assisted dwelling units during the term of a HAP contract by inspecting such units not less than biennially instead of annually and to rely upon alternative inspection methods to meet this requirement. Any alternate inspection method used by the SPHA, will be in compliance with HQS requirements and consistent with federal regulations.

SPHA will provide advanced notice to residents and landlords prior to commencing a biennial inspection schedule.

RESOLUTION # 2021-17

A RESOLUTION TO REVISE THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE OPTION TO CONDUCT BIENNIAL INSPECTIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to include an option to implement a Biennial HQS Inspection schedule; and

WHEREAS, the addition of the biennial inspections will serve to streamline requirements for the HCV program.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution.

APPROVED AND ADOPTED this 22nd day of April 2021.


James Dates
Chairperson
Michael O. Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend the Housing Choice Voucher Administrative Plan to Include the Emergency Housing Voucher Program

June 24, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2021-15, Emergency Housing Voucher Program (EHV). SPHA seeks to amend the Administrative Plan to include language implementing the Emergency Housing Voucher Program, effective July 1, 2021.

PURPOSE/OBJECTIVE

The purpose of the EHV program is to provide funding to housing agencies to offer Emergency Housing Vouchers to prevent or end homelessness among those having a risk of housing instability.

DESCRIPTION/JUSTIFICATION

In May 2021, the SPHA received seventy-nine (79) EHV vouchers to provide housing assistance and supportive services targeted to individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The SPHA's current Administrative Plan does not list the EHV program as an available program. Under the EHV program guidelines, the SPHA is required to update the Administrative Plan in accordance with applicable program regulations and requirements.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

Since this is a special program based on specialized vouchers and referrals from an outside agency, EHV eligible participants that are referred by the Continuum of Care will be issued vouchers without regard to their placement or status on SPHA's HCV waitlist.

The administration of the EHV Program is an example of the SPHA's commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

ECONOMIC IMPACT/FUNDING SOURCE

The SPHA received an award from HUD to fund the Emergency Housing Voucher Program, beginning July 1, 2021. The award will include administrative fees and funding for other eligible expenses the SPHA administering EHVs may receive.

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Emergency Housing Voucher Program, effective July 1, 2021.

ATTACHMENT

See Attachment 1

RECOMMENDATION

The Executive Director/CEO recommends the Board of Commissioners approve this Request for Board Action to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Emergency Housing Voucher Program, effective July 1, 2021.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez, HCV Officer



Date



Danielle Thomas, Chief Operating Officer



Date

Attachment 1

Insert the following revisions on page 27-28 of the Administrative Plan under Chapter 4
ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST;

Priority Local Preference – Special Programs and Other Referrals

Certain families may be assisted without being placed on the SPHA's waiting list.

Emergency Housing Vouchers

Emergency Housing Vouchers (EHV) are specifically designed for households who are:

- Homeless;
- At Risk of Homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking;
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Detailed information on household eligibility can be found in PIH Notice 2021-15.

This is a targeted allocation and directs the vouchers to the jurisdictions of greatest need. HUD is investing in local cross-system collaborative efforts to prevent and end homelessness.

As a requirement of these EHV vouchers, SPHA is required to enter into partnership agreements through the MOU for the EHV program, with the local supportive service agency to provide the necessary referrals and required supportive services. The EHV vouchers are issued on a rolling basis with a maximum allowable allocation of 79 vouchers. The SPHA will not be allowed to re-issue EHV vouchers after September 30, 2023 but can issue vouchers never leased.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

RESOLUTION #2021-20

A RESOLUTION TO AMEND THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE EMERGENCY HOUSING VOUCHER (EHV) PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and

WHEREAS, SPHA received an award from HUD of seventy-nine (79) Emergency Housing Vouchers (EHV) vouchers to serve individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; and

WHEREAS, staff proposes seeks to amend the Administrative Plan to include language implementing the Emergency Housing Voucher Program, effective July 1, 2021; and

WHEREAS, the addition will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective July 1, 2021.

APPROVED AND ADOPTED this 24th day of June 2021.


James Dates, Chairperson


Michael O. Lundy, Secretary



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #3**

Admissions and Continued Occupancy Policy (ACOP) revision: SPHA revised its Admissions and Continued Occupancy Policy (ACOP) via Board Resolution in January 2021 as follows:

- Revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to Modify the Existing Veterans' Preference and to Add a Preference for Homeless Individuals and Families

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval of a Revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to modify the Existing Veterans' Preference and to add a Preference for Homeless Individuals and Families

January 28, 2021

INTRODUCTION

The St. Petersburg Housing Authority's Admissions and Continued Occupancy Policy (ACOP) provides certain preferences for individuals and families on the Public Housing site-based waiting lists as follows:

- 1) Involuntary displacement as a result of SPHA repositioning/relocation actions - (four (4) points;
- 2) Residents of SPHA Affordable (Public) Housing Program, or other SPHA Housing Program who are displaced through no fault of their own due to modernization, rehabilitation, demolition/disposition, repositioning, relocation, or loss of funding – four (4) points;
- 3) Veterans who are honorably discharged – three (3) points;
- 4) Working Families, elderly and/or disabled families- two (2) points;
- 5) Victims of domestic violence who have completed a residential program through a licensed domestic violence shelter and are referred to SPHA – one (1) point.

PURPOSE/OBJECTIVE

To obtain Board approval to modify the Veteran's preference as stated in Chapter 5, Establishing Preferences and the Waiting List(s), Paragraph B., Preferences, of the ACOP, modifying the third (3rd) bullet to read as follows:

“Three (3) points will be awarded to Veterans who are honorably discharged or who are discharged or released under conditions other than “dishonorable”

Previously, the language required awarding points only to veterans with an “honorable” discharge, including a medical release. However, Veterans who receive a general release or discharge are eligible for full veteran's benefits from the Veteran's Administration. Therefore, staff recommends including Veterans with a general release or discharge in the wait list preference. “Dishonorably” discharged veterans are not eligible for the preference.

To obtain Board approval to add a wait list preference to Chapter 5, Establishing Preferences and the Waiting List(s), Paragraph B., Preferences, of the ACOP to award

one (1) point for homeless individuals or families. Staff proposes to modify the ACOP after the sixth (6th) bullet point to add the following language:

“One (1) point will be awarded to homeless individuals or families who are residing in an Emergency Shelter or participating in homeless services in or through a Continuum of Care (COC) Program. To receive the preference, an applicant must provide a written letter of recommendation from the COC or a COC-participating agency dated within thirty-(30) days of notification of an offer of a Public Housing unit.”

The purpose of the new preference is providing safe, decent and accessible subsidized housing to homeless individuals and families to allow the provision of services by COC agencies to additional persons, so long as the individual or family meets Public Housing eligibility requirements.

DESCRIPTION/JUSTIFICATION

It is anticipated that the current and continuing COVID-19 pandemic will cause a rise in homelessness as eviction prohibitions and moratoriums are lifted. To facilitate the housing of Veterans, SPHA wishes to provide a preference to all Veterans with the only exclusion of Veterans with a dishonorable discharge. SPHA will assist COC Programs and COC-participating agencies in providing services to more homeless individuals and families affected by the pandemic by providing housing to eligible homeless persons, allowing others to receive services.

If approved, staff will add a definition of the term “Continuum of Care Program” to the ACOP Glossary:

Continuum of Care: As defined and designated by HUD, a Continuum of Care (COC) Program includes:

- Promotion of communitywide commitment to the goal of ending homelessness
- Provision of funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness
- Promotion of access to and effect utilization of mainstream programs by homeless individuals and families
- Optimizes self-sufficiency among individuals and families experiencing homelessness.

POLICY IMPACT

ACOP - Revision to wait list preferences.

ECONOMIC IMPACT/FUNDING SOURCE

Public Housing subsidy funding will not be affected by the preferences.

ATTACHMENTS

Resolution #2021-08

ALTERNATIVES

None considered.

RECOMMENDATION

The Chief Executive Officer (CEO) hereby recommends Board approval of the modification of the Public Housing Admissions and Continued Occupancy Policy to modify the existing Veteran's preference to include all Veterans who were not dishonorably discharged. The CEO further recommends Board approval of the addition of an admissions preference for homeless individuals and families who are eligible to receive Public Housing subsidy, effective February 1, 2021.

CERTIFICATION

The requested action complies with legal, policy, and regulatory requirements.

Robin Adams

Digitally signed by Robin Adams
DN: cn=Robin Adams, o, ou,
email=radams@stpete.org,
c=US
Date: 2021.01.21 12:25:51 -05'00'

Robin Adams
Asset Management Officer


Michael O. Lundy
Chief Executive Officer

RESOLUTION #2021-08

**REVISION TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED
OCCUPANCY POLICY (ACOP) TO MODIFY THE EXISTING VETERANS'
PREFERENCE AND TO ADD A PREFERENCE FOR HOMELESS INDIVIDUALS
AND FAMILIES**

WHEREAS, the St. Petersburg Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP) provides certain preferences for individuals and families on the Public Housing site-based waiting lists; and

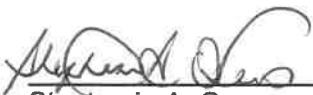
WHEREAS, SPHA recognizes an anticipated increase in homelessness due to the current and continuing COVID-19 pandemic, and staff recommends the modification of wait list preferences to include Veterans with a general release or discharge and to add a preference for public housing eligible homeless individuals and families; and

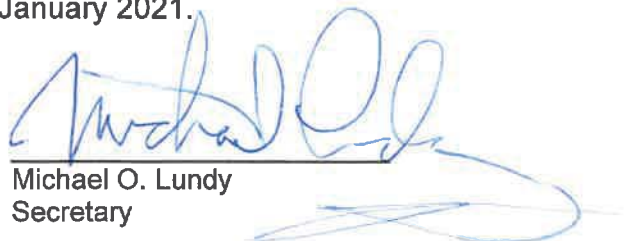
WHEREAS, staff recommends revising the ACOP to modify the existing Veterans' preference and to add a preference with the weight of one (1) point for applicants who are residing in an Emergency Shelter and/or receiving homeless services in or through a Continuum of Care Agency (COC); and

WHEREAS, the Chief Executive Officer has reviewed and approved staff's recommendation for said revisions.

NOW, THEREFORE, BE IT RESOLVED THAT the St. Petersburg Housing Authority Board of Commissioners hereby authorizes the revision of the Admissions and Continued Occupancy Policy to modify the existing Veterans' Preference to include Veterans with a general release or discharge, and to add a preference for homeless individuals and families as provided herein, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.


Stephanie A. Owens
Chairperson


Michael O. Lundy
Secretary



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #4**

B.1 Revision of PHA Plan Elements:

✓ **Financial Resources**

SPHA will seek additional financial resources through Low Income Housing Tax Credits (LIHTC) and bond financing, and anticipates applying for Community Development Block Grant and Community Redevelopment Area funds from the City of St. Petersburg.

SPHA will also pursue Family Self Sufficiency and other grant opportunities for its Public Housing and HCV programs.

Included with this overview is an outline of the planned sources and uses for the 2022 Agency Plan.

Financial Resources: Planned Sources and Uses for 2022 Agency Plan

Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2021 grants)		
a) Public Housing Operating Fund	\$ 1,347,454.00	Conventional Public Housing Program
b) Public Housing Capital Fund Program	\$ 655,106.00	Funds capital expenditures
Annual Contributions for Section 8		Funds the Housing Choice Voucher
c) Tenant-Based Assistance	\$ 36,890,698.00	Program (Including admin)
Prior Year Federal Grants		
2. (unobligated funds only)		
FL14P002501	\$ 728,177.00	Unobligated Funds
3. Dwelling Rental Income	\$ 710,823.00	Public Housing
	\$ 445,328.00	Affordable Housing
4. Other Income (list below)		
Other Tenant Revenue	\$ 20,552.00	
Interest Income	\$ 17,873.00	
Other	\$ 81,900.00	
Total Resources	\$ 40,897,911.00	Authority-wide



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #5**

B.2 New Activities

✓ **Choice Neighborhoods Initiative (CNI)**

If eligible, SPHA may partner with the City of St. Petersburg on the submission of a CNI Planning Grant application, or may apply as a sole applicant.

✓ **Mixed Finance Modernization or Development**

SPHA plans to create additional housing serving low-income families and seniors in the City of St. Petersburg via mixed finance, Project-Based (Section 8) Vouchers (PBV), Low-Income Housing Tax Credits, bonds, or other mechanisms such as RAD, Faircloth, Section 18, etc. Because development is contingent on available funding, an accurate timetable is not available at this time.

SPHA plans to develop additional housing through its non-profit, RISE Development Corporation, allowing SPHA to lessen its dependence on HUD funding. Major recapitalization is planned to provide extensive rehabilitation work, demolition of 31 units and the planned construction of a 60-unit Senior midrise in Jordan Park (SPHA's AMP 3). Substantial rehabilitation work is also planned for its five (5) AMP 2 developments.

SPHA plans to create housing for veterans via acquisition or construction in accordance with 24 CFR 970.19 (e)(2)(i) using Public Housing proceeds and/or other available funding sources. SPHA owns a lot comprised of approximately 1.3 acres at the intersection of Hartford Street and 32nd Avenue North that can be used as the location of new construction of housing for veterans or other vulnerable populations. SPHA may purchase existing housing for rehabilitation for this purpose. SPHA also plans to create additional affordable housing using 4% tax credits, bonds, 9% tax credits, Housing Trust Funds, loans and/or other funding, as it becomes available.

SPHA is in the midst of the process to acquire the former Ed White Hospital building for use as a Central Office building and also for the creation of between 70 to 80 units of affordable housing. SPHA may explore funding streams such as 4% tax credits, bonds, 9% tax credits, Housing Trust Funds, Project-Based Voucher, loans and/or other funding, as it becomes available.

SPHA is also considering the development of a mid-rise elderly building on vacant land at it Clearview Park housing site.

✓ Demolition and/or Disposition

Single-family house: SPHA plans to dispose of its single scattered site house (FL002000002, PIC Unit 2900327) located at 4326 14th Avenue South in St. Petersburg. SPHA plans to sell the property to the existing tenant. In the event that the existing tenant does not or will not qualify, SPHA may relocate the resident and offer the house for sale to another existing public housing resident first, and then a Housing Choice Voucher participant, or other resident at 80% or below of the Area Median Income. SPHA may include the Scattered Site house as a part of a RAD portfolio and/or Homeownership program and dispose of it via the de minimus option.

Jordan Park former Senior Village: The disposition and demolition of 31 units at Jordan Park Apartments (1245 Jordan Park Street South, FL002000003) has been approved by HUD. In 2021, SPHA submitted an application for financing to the Pinellas County Housing Finance Authority for bond financing and to the Florida Housing Finance Corporation for Low-Income Housing Tax Credits (LIHTC) to fund the development of a 60-unit midrise building, subsidized with PBV. The planned new construction of senior housing provides an additional 29 units of senior housing for low-income persons to the south St. Petersburg community. Construction is slated to begin in Fall/Winter 2021.

Jordan Park family site: In 2021, SPHA received HUD approval for disposition the remaining 206 units from the public housing program to a HCV platform or other applicable funding source, to recapitalize the property and finance construction of a 60-unit midrise and major rehabilitation of the 206 family apartments. SPHA applied for funding from the City of St. Petersburg under one or more city funding programs such as Community Redevelopment Area funds, CDBG, etc.

All units in Jordan Park are in need of major and extensive rehab, with an estimated \$14 million needed for immediate repairs. The property cannot be sufficiently improved or maintained in its current configuration as 100% public housing and 100% tax credits. In anticipation of the relocation activities for Jordan Park, SPHA revised the HCV Administrative Plan to create a waitlist preference for households that are displaced by governmental action, which will be beneficial for current Jordan Park residents. Renovations are slated to begin in Fall/Winter 2021.

Other public housing sites: SPHA may apply for disposition of the properties included in FL002000002 (Disston Place Apartments, Clearview Park, Romaine Apartments, Gateway Place and Sunset Oaks) from the public housing program to a HCV platform or other applicable funding source.

✓ Conversion of Public Housing to Tenant-Based Assistance

SPHA may pursue streamlined voluntary conversion to tenant-based assistance of its Public Housing portfolio.

✓ Conversion of Public Housing to Project-Based Assistance under RAD

SPHA may pursue opportunities under the Faircloth Amendment and the RAD program to support redevelopment.

✓ Project Based Vouchers (PBV)

SPHA may project base up to 20% of its total voucher allocation for the recapitalization of Jordan Park (FL002000003) and/or the units in FL002000002. This is consistent with the PHA Plan as it will assist in maximizing HCV lease up and improve the quality of housing selection in south St. Petersburg.

SPHA may convert its public housing or affordable housing properties to project based vouchers through Section 18, Streamlined Voluntary Conversion or other means allowable by applicable HUD regulations.

SPHA plans to create veterans housing via acquisition or construction of Project Based Section 8 units, using public housing sale proceeds, in accordance with 24 CFR 970.19 (e)(2)(i), or other applicable programs and/or funding sources. SPHA may solicit a Request for Proposals (RFP) for the Project Based Vouchers. SPHA may choose to do a solicitation for regular Project Based Vouchers or VASH Project Based Vouchers.

✓ Units with Approved Vacancies for Modernization

SPHA has several projects planned with its Capital Fund grants that may require units to be taken offline as approved vacancies for modernization. All work has been approved in the various capital fund budgets and includes, but is not limited to, kitchen and bathroom remodels, flooring replacements, etc.

✓ Other Capital Grant Programs

SPHA will apply for Emergency Safety and Security Grants and/or other capital grants as HUD makes them available and it is determined that the agency meets the criteria for award.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #6**

B3. Progress Report

1. Improve marketing, public relations, and community relations

- SPHA produces annual reporting to the City and State with current information about SPHA operations. In June 2021, SPHA staff presented the annual report to the City Council Committee of the Whole.
- In August 2021, SPHA staff was a Bronze sponsor of the first annual golf tournament for the Jordan Park Projects Nostalgic Association, where proceeds go toward educational scholarships for low-income students living in the Jordan Park public housing community.
- SPHA issues press releases and media advisories to update the public on activities within the agency.
- The agency's website (www.stpeteha.org) is utilized to share agency news and accomplishments with the general public, along with distributing information regarding services, classes and other information beneficial to residents.
- SPHA has a Facebook page through which it shares important information and current events with the general public and residents. The agency also launched Twitter and Instagram accounts in 2021 to expand its outreach to the community.
- SPHA held several meetings with Jordan Park residents and invited representatives local community organizations and the Pinellas County School Board to attend and share important information with residents.
- SPHA distributes a monthly newsletter to public housing tenants to keep them informed of agency activities, requirements, and plans.
- SPHA staff continues to partner with St. Petersburg College to offer local scholarship opportunities specifically for SPHA public housing residents. According to Caity Carter, the Scholarship Manager for the St. Petersburg College Foundation (SPCF):
Each academic year SPCF awards 5 tuition scholarships (\$1,000 each), 10 book scholarships (\$250 each) and 5 refurbished computers to students for the St. Petersburg Public Housing Resident Scholarship.

Awards began in Fall of 2017 and a total of 80 awards have been given, totaling \$37,500 in scholarships plus the value of the computers.

AY	Book Scholarships	Tuition Scholarships	Computers	Scholarship \$
17-18	10	5	5	\$7,500
18-19	10	5	5	\$7,500
19-20	10	5	5	\$7,500
20-21	10	5	5	\$7,500
21-22	10	5	5	\$7,500
Total	40	20	20	\$37,500
Total Awards	80 Awards			

2. Develop and execute property strategy

- In late 2020 and throughout 2021, SPHA received awards for funding from HUD for several new voucher programs which increased the units of affordable housing available in our areas, including:
 - Mainstream Vouchers – 75 vouchers (November 2020)
 - HUD-VASH Vouchers – 50 vouchers (December 2020) – SPHA received a request from HUD to apply for more VASH vouchers in July 2021, and an application was submitted in August 2021
 - Foster Youth to Independence (FYI) Vouchers – 25 vouchers (March 2021)
 - Emergency Housing Vouchers – 79 vouchers (May 2021)
- In 2021, SPHA issued a Request for Proposals for Project Based Vouchers. SPHA awarded a total of 125 PBVs to five proposers that are building new units in Pinellas County for veterans, persons with disabilities and other vulnerable populations.
 - Construction on some of the units is slated to begin in 2022.
 - SPHA may choose to project-base up to 20% of its vouchers.
- In February 2021, SPHA submitted a Section 18 Disposition application for Jordan Park (FL002000003), which included:
 - Repositioning of the remaining 206 public housing family site units to the Project-Based Voucher program
 - The development of 60 units of senior housing to replace the 31 units of Senior Village
 - Funding rehabilitation costs through the use of public financing (bonds and other local governmental funding and/or grants) and private equity (low-income housing tax credits)
- In May 2021, SPHA received HUD approval for the afore-mentioned Section 18 disposition application.
 - Relocation of Jordan Park residents began in July 2021.
- In 2021, SPHA procured the services of a real estate broker to identify office space that will better connect the agency with the community, in accordance with the recommendations from the SPHA board and the City Council for the City of St. Petersburg.

- SPHA plans to dispose of its sole scattered site single family home located at 4326 14th Avenue South by sale to a resident and/or program participant.
 - SPHA plans to acquire and/or develop additional affordable housing using some or all of the following: public housing sales proceeds (which may be used for Project Based HCV units), 4% tax credits, 9% tax credits, bonds, financing through the Pinellas County Housing Finance Authority, grants, mortgages, and/or other sources.
 - SPHA is considering Voluntary Conversion of Disston Place (FL002000002) to the voucher program. Additionally, the agency has developed a renovation plan for Disston Place which includes substantial rehabilitation of the interior and exteriors of the units (i.e. kitchens, bathrooms, roofs, parking lots, lighting, etc.)
3. Develop and implement Veterans' Housing Initiative
- SPHA plans to acquire "move-in ready" units, acquire units that require rehabilitation, or develop newly-constructed units as housing for veterans. The units may include some or all of the following: public housing units, Project Based Section 8 units, affordable units and/or possibly market rate units.
 - A portion of the units will be handicap-accessible, with "Wounded Warriors" in mind. SPHA may consider partnering with another Housing Authority or organization on this project. SPHA may also consider issuing a Request for Proposals from developers or other partners. If using Project Based Vouchers, SPHA plans for the project to serve 'qualified families,' which may include elderly and/or disabled families or those receiving supportive services.
4. Develop funding gap strategy
- SPHA plans to utilize other funding sources outside of HUD, which may include tax credits, bonds, grants, creating a nonprofit (RISE Development Corporation), and creating a for profit entity to generate revenue through expertise (training other housing authorities and outside entities for a fee, providing property management to private organizations, conducting HQS inspections for neighboring housing authorities, etc.).
 - To that end, SPHA has submitted applications for funding to the following entities:
 - Application to the Florida Land Trust for \$2 million
 - Application to the Housing Finance Authority of Pinellas County for 4% Non-Competitive Tax Credits
 - SPHA plans to submit an application to the City of St. Petersburg for CDBG by the end of the fiscal year.
 - SPHA has submitted an application to the City of St. Petersburg for CRA funds and is awaiting a decision.

5. Development of Social Services Department

- In November 2020, SPHA applied for a Resident Opportunity and Self-Sufficiency (ROSS) grant for Jordan Park. In April 2021, SPHA received a ROSS grant award of \$186,850 which will fund a ROSS Service Coordinator position for three (3) years.
 - SPHA's ROSS Service Coordinator started with the agency in June 2021.
- In February 2021, SPHA submitted a Family Self-Sufficiency Program Action Plan to HUD for approval. In March 2021, SPHA received HUD approval of the plan.
 - In Summer 2021, SPHA hired three Social Service Coordinators to begin the development of an FSS program.
- In Summer 2021, SPHA purchased a van to assist with resident relocation and transportation.

C. Other Document and/or Certification Requirements



- Form 50077-ST-HCV-HP *Certification of Compliance with PHA Plans and Related Regulations*
- Resident Advisory Board (RAB) Comments
- Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan* (Civil Right Certification)

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X ___ Annual PHA Plan for the PHA fiscal year beginning ___ 1/2022 ___, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of St. Petersburg

PHA Name

FL002

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2022

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

James Dates

Title

Chairman of Board of Commissioners

Signature

Date



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #7**

C.3. Resident Advisory Board (RAB) Comments

SPHA staff met with the Resident Advisory Board (RAB) virtually on August 31, 2021 to elicit feedback and comments from SPHA residents.

A summary of the comments and SPHA's responses is included with this attachment. SPHA has also provided copies of the public notice inviting residents to the RAB meeting, a notice inviting RAB comments to be submitted, and a printout of the attendance from the virtual meeting.



**AGENDA
RESIDENT ADVISORY BOARD MEETING
VIRTUAL**

August 31, 2021; 4:00 p.m.

**THIS MEETING IS LIMITED TO PARTICIPATION
OF RESIDENT ADVISORY BOARD MEMBERS, ONLY**

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1. Welcome and Introductions: Michael Lundy, SPHA Chief Executive Officer (CEO)
Danielle Thomas, SPHA Chief Operating Officer (COO)
2. Purpose of Meeting: Danielle Thomas
3. Jordan Park Redevelopment Update: Danielle Thomas; Carolyn Avington, Finance Officer
4. Review of Five Year Action Plan: Carolyn Avington
5. Program Update: Robin Adams, Asset Management Officer
Larry Gonzalez, Housing Choice Voucher Officer
6. Open Forum/Q&A: Participant comments and questions are welcome
7. Adjournment

NOTES:

Thank you for your participation!

2001 Gandy Boulevard North, St. Petersburg, FL 33702
(727) 323-3171 • TDD: 1 (800) 955-8770 • TTY: 1 (800) 955-8771

**Minutes of the Meeting
of the Resident Advisory Board
of the St. Petersburg Housing Authority
August 31, 2021**

SPHA Staff Present: Michael Lundy, Executive Director & Chief Executive Officer
Danielle Thomas, Chief Operating Officer
Carolyn Avington, Finance Officer
Larry Gonzalez, Housing Choice Voucher Officer
Robin Adams, Asset Management Officer
Grace White, Interim JP Asst. Manager
Samantha Holmes, Relocation Specialist
Keyonna Bryant, Property Manager in AMP2
Mikayla Gleason, Communication Specialist

RAB Members Present: Brenda Woods
Amber Woods Crawford (Public Housing Resident)
Monica Wilson (Public Housing Resident)
Louise Anderson
Yolanda Wise

Mr. Lundy thanked the members for agreeing to serve on the Resident Advisory Board (RAB) for the Housing Authority's annual plan as well as its 5 year plan. It is something which is required by the Department of Housing and Urban Development and what RAB is doing today and moving forward really does impact the quality of life for Board members and for the other residents and participants in the programs. Thank you so much for agreeing to serve and working with our staff.

SUBJECT: Purpose of Meeting

The Resident Advisory Board is part of the Housing Authority's Annual Plan and Five-Year Plan process. It is the Housing Authority's hope that you will be able to advise us regarding the Annual Plan, give us feedback on those items and areas that are important to you, that we need to consider as the agency looks to develop and finalize its Annual Plan. A fact sheet was provided regarding what the process is when it comes to the Annual Plan and how the RAB plays a role in it. So if you have ideas about Social Service programs, ideas or thoughts about repairs, modernization that you think might be needed for Public Housing properties, ideas about the kinds of housing needs that are in the community and you think that the Housing Authority should look to develop some kind of housing. Those are all kinds of things we can certainly benefit from to get your feedback on so that when we are thinking about what the agency needs to do over the next year or the next 5 years we are taking into account your thoughts, concerns and feedback. The purpose of this meeting is to hear from our residents and from HCV or Public Housing participants. We want to know what some of the things you would like to see the agency tackle in the upcoming year.

SUBJECT: Jordan Park Redevelopment Update presented by Danielle Thomas, COO
Jordan Park Redevelopment Update presented by Carolyn Avington,
Finance Officer

Resident Advisory Board Meeting
August 31, 2021
Page 2 of 7

One of the major things that the Housing Authority is tackling now is the Jordan Park Redevelopment process. Many of you may know from family members, friends or from the news that the Housing Authority is going to be undergoing the Jordan Park Redevelopment process and that's going to involve not only the renovations of the 206 Jordan Park family units but also the construction of a new 60-unit Senior Mid-rise which will add an additional 29 affordable housing units in the City of St. Petersburg. These units will be for seniors that are 62 years of age and older. Right now the Housing Authority is in the process of relocating residents from one half of the family site. Those residents are working with our Relocation team. Ms. Holmes is one of the relocation specialists working to help families that want to either move with a housing voucher to another part of the city or even another part of the country. That option is available to them and Ms. Holmes along with three other ladies on our team are doing a phenomenal job of working with residents, seeing where they want to be. What concerns they have, maybe they want to be close to work; maybe they want to be close to family, and helping them find a home that works best for them. They also have the option of moving to the other half of Jordan Park or to another Public Housing unit if they so choose, depending upon again what works best for their family. The Housing Authority is providing financial assistance to make sure this process is not burdensome for the residents. That means paying for security deposits, moving expenses, application fees and/or utility reconnection fees. We really want to make sure that we try to facilitate the residents navigating this process so that they do not have to be stressed or concerned where monies are going to come from. As soon as everyone is out of Phase 1 we will be able to have the closing. The closing and completing of the financial transactions related to Jordan Park is anticipated to take place the latter part of October. We have a page on our website called Jordan Park Redevelopment that you can go to for the latest information including videos of our resident meetings so that you can get accurate important information about where we stand with that process.

SUBJECT: Review of Five Year Action Plan presented by Carolyn Avington

The majority of this is going to come from the Capital funds so this is notwithstanding Jordan Park's renovation, this is solely with Capital fund dollars and we are going to focus those on AMP2. The things that are planned are unit interiors, mainly the kitchens and the bathrooms. Giving them a once over, changing out the kitchen cabinets, countertops, whatever needs to take place in AMP2. Disston is likely where they are going to start. Some residents may have seen that repairs are underway for the parking lots and roofing. There will also be upgraded lighting and painting. However, the painting will be last after we do the roofing, etc. There is also some railing that we are going to take care of at Disston. In addition, SPHA will use some of its Capital Fund for administration and the operations of the property. We have some A & E fees that are included and we have a new position, a Construction Inspector. We have a lot of upcoming construction within the next several years and we need somebody to go in to make sure that its being done the way that we are being told it is. A & E fees are architectural and engineering fees. The Housing Authority can use these funds from HUD to pay for an architect to oversee these large projects but also to pay for an employee, the Construction Inspector, to make sure that the work is being done to our standards so that when we do open up brand new units for residents to live in, we can feel confident about the quality of construction. It is one of the few positions that can be paid for with capital funds.

Question: Are these funds utilized for new projects, places that are being renovated or are they for existing residential properties?

They are specific to Public Housing. So these are Public Housing capital funds.

Ms. Thomas stated some supportive services will be undertaken during the year of 2022 and they will be available to both Public Housing residents and to Housing Choice Voucher participants. The Housing Authority was awarded a Resident Opportunity & Self-Sufficiency grant this year and a ROSS Coordinator was hired. Ms. Charis Hoff, who is assigned to Jordan Park and will be helping the residents at Jordan Park to achieve their goals toward self-sufficiency whether its towards getting a GED or increasing their work hours or perhaps seeking full-time employment for the first time, getting access to healthy foods, maybe they are a senior in need of some socialization, those kinds of things. That is something that Ms. Hoff is undertaking over the course of the next three years. It is a three-year grant. SPHA will also work to more firmly establish our Family Self-Sufficiency program. SPHA has hired three ladies who will assist with creating that program. It will be open to both Housing Choice Voucher participants and Public Housing residents and that is a five-year program where people can join, they can work with their FSS worker toward achieving goals however, in this program, there is an escrow account that is established that grows based on the increase in the income of the participant or the Public Housing person. As your income increases and as your rent increases the escrow account that the Housing Authority has developed for you continues to grow and at the end of five years when you graduate from the program, maybe you achieved a bachelor's degree, maybe you are ready for home ownership, whatever the case may be that escrow account can go with you. Ms. Thomas has seen Escrow accounts of 10, 15, 20 thousand dollars and those are funds that can be used as a down payment on a home. We have an MOU with Neighborhood Home Solutions and we also have a Housing Choice Voucher home ownership program, which is a way you can use your voucher toward the purchase of a home.

Question: Does that pertain to Section 8 vouchers as well?

The home ownership program will be available to Housing Choice Voucher participants.

Question: Are these programs optional?

These programs are optional. There are no mandatory programs. Our participants and our Public Housing residents are encouraged to participate and to take advantage of the programs if they so choose but it is not mandatory. We are not going to require that people enroll in any of these programs.

Question: Will there be educational opportunities to get together to go over the details of how these programs work?

The Housing Authority is looking to launch informational sessions potentially in October or early November so the staff and Ms. Thomas will be able to share with callers and anyone else that is interested about the programs, answer your questions and then give you the details about how to enroll, how to do your assessment with your caseworker and then what would be involved if you do an FSS, the five-year program. If you are interested in ROSS what would be involved in that process as well. You would have separate meetings, one for FSS, one for ROSS and one for

homeownership so that depending on what your focus is you can attend the meeting that is best for you.

SUBJECT: Program Update presented by Robin Adams, Asset Management Officer

In the Public Housing program there was a revision to the admissions and continued occupancy policy to give a preference or to modify the existing Veterans preference and to add a preference to homeless families and individuals. That change was made in January of 2021. The other program update is that the Waiting Lists are all closed and will continue to be closed for the Public Housing program. We are prioritizing residents from Jordan Park to be relocated. That is our priority for vacant units at this time. The Public Housing program and regulations continue at all properties but especially at Jordan Park until the conversion occurs to the Project Based Voucher program. All residents are encouraged to attend their email appointments and to be sure to report any changes to family or income within 10 days of the change so that their rents can be adjusted accordingly.

Ms. Thomas stated that people participating in the Public Housing program at Jordan Park or at any of our other properties, completing that recertification annually is extremely important, it is a HUD requirement. Once the renovations at Jordan Park are done, those units will be converted to the Project Based Voucher program. They will no longer be Public Housing units and while there are similarities between Public Housing and the Project Based Voucher Program, there are some differences as well. However, one of the major similarities is that there will still be an annual recertification that must be completed as part of the project based voucher program. No matter what program you are in with the Housing Authority, there is an annual recertification process that all residents, all participants must complete and so for those of the residents that are still at Jordan Park, please make sure you check in with Ms. Grace White or her assistant, Sonya Walker, to make sure you are in compliance with your recertification requirements up until you leave Jordan Park and you turn in those keys. You will still be responsible for being in good compliance with the program until you transition to the Housing Choice Voucher program at which point Mr. Gonzalez and his team will take over in terms of making you compliant to the Housing Choice Voucher program.

Question: There was talk of a Five-year limit that was pending Congressional approval regarding residents. Is there any update or feedback regarding that?

Ms. Thomas stated that was something that had been floated within the Affordable Housing and Public Housing industry with regards to time limits, etc. It was being particularly explored by Housing Authorities that received a Moving to Work (MTW) designation from HUD. There are very few MTW agencies in the United States. At this time though, Congress and HUD, particularly in light of the Covid pandemic and some of the financial challenges that have hit the country, are not really pursuing this issue at this time. Their number one concern is to make sure those families that are in need, low to moderate income families, have the housing support they need. So the time limit is something that has been put on the back burner as they focus on addressing the needs in this country that have developed out of the Covid pandemic.

SUBJECT: Program Update presented by Larry Gonzalez, Housing Choice Voucher Officer

Currently the Housing Authority has 3,300 voucher participants that we pay a portion of their rent. There are about 12,000 applicants on our waitlist and to be selected it's going to be about 3-4 years so there are people on the waitlist that are going to have a long wait to be selected for a voucher. The voucher program is made up of eight different programs. The Housing Choice Voucher program being the majority of our participants. The Project Based Voucher program which consists of about 320 units here in the St. Petersburg area. The Program is where we issue vouchers to applicants to move in to certain units. We will subsidize those units and the subsidy stays in those units. The participant can choose a unit from one of 320 units throughout the St. Petersburg area. The VASH program is a Veterans only program and it has been around for 10 years. Currently we have about 250 participants in this program. The Mainstream program, which is directed at persons with disabilities and between the ages of 18 and 62 is a fairly new program to the Housing Authority. It is mainly directed at persons with disabilities between a certain age group. Another new program that we just acquired in the last couple of months is the Family Youth Initiative (FYI) program, which deals with youth coming out of foster care and are between the ages of 18 and 24. These programs are geared to a specific age or demographic. The homeownership program is fairly new and getting started and it will go through our FSS program but it is available to voucher holders. We do have an MOU with Neighborhood Homes as well as Habitat for Humanity, which is starting to house some of our voucher participants. The newest program which is about a month old is the Emergency Housing Voucher program which is directed at persons in St. Petersburg that are identified through the Homeless Coalition as the most vulnerable. We have about 79 vouchers available for that population.

Ms. Thomas stated that earlier this month we submitted a registration of interest to HUD for additional VASH vouchers to allow the Housing Authority the opportunity to work with the Veterans Administration to house even more veterans in St. Petersburg who may need housing. We have not yet heard back about our registration of interest. However, we are hopeful that we will get some more vouchers so that we can make sure we are able to provide housing to those who have served in our Armed Forces.

Question: Habitat for Humanity was at Jordan Park recently and I spoke with representatives and they did not mention that there was any particular benefit to us applying for the Habitat housing. What is the benefit of a resident using a voucher versus just applying like regular people?

St. Petersburg is a hot market. The prices are sky high and the affordable units are hard to find. Habitat for Humanity, through their grant ability have been able to locate houses or build houses using grants and funding that they acquire and pass that savings on to the voucher holder for home ownership. The costs are drastically reduced compared to a normal mortgage loan. Habitat for Humanity brings a lot to the table in terms of affordability especially with voucher holders.

Question: Do voucher holders receive a lower interest rate?

It is not exactly a lower interest rate. They are able to bring the cost of a new house down to an affordable price with the voucher. Ms. Avington stated that the other part of that is the part that we would pay your half payment to the landlord that is what we are going to pay your mortgage payment for. You get a less expensive house because you have done your own sweat equity but when you bring the voucher to it the same way that the voucher would have worked, we will pay the half portion instead of going to the landlord will go towards the mortgage payment.

Ms. Thomas stated that there was not a firmly established home ownership program at the agency in the past. It is a hot market but there are opportunities and our partnerships with Habitat for Humanity and Neighborhood Home Solutions and have that access to the voucher to be able to use that to pay toward a mortgage can actually really help make the possibility of home ownership in St. Petersburg that much more closer to being a reality once you start utilizing all those pieces together.

Question: How do we get in touch with those that are not in Jordan Park? How do we get in touch with Habitat for Humanity? Do we go through a case manager? We are on Section 8 and we are not in Jordan Park. How do we access Habitat for Humanity?

If you are in the Housing Choice Voucher program and are interested in home ownership or if you would like to contact Habitat for Humanity, please provide your name and contact information to Mr. Gonzalez. The three ladies that have been hired to do our FSS program are also going to be tasked with assisting our Housing Choice Voucher participants with their home ownership goals. We want to develop an interest list of those persons so that when the ladies start tackling home ownership, FSS, etc. in the latter part of this year, you can be at the top of that list so they will get that information from Mr. Gonzalez and be able to contact you to follow up and put you in contact with Habitat for Humanity.

SUBJECT: Open Forum / Q & A

Question: Is having tiny Houses available to people who are homeless something that the Housing Authority can undertake or even consider?

Ms. Thomas stated that tiny houses are something that a lot of jurisdictions have employed in recent years to address their homelessness situation. They are not very large and there are several tiny houses in a particular location.

Mr. Lundy stated that this is something that nonprofits are doing across the country. The St. Petersburg City Council just approved an ordinance or a rezoning that permits tiny house structures. It gives opportunities for the private sector and public sector to develop these kinds of structures to make them affordable, not only for homeless families but for families of meager means. It is a great idea and that is something we can certainly investigate and try to build some support around because the rules are already on the books. It is just a matter of developing a strategy and identifying the funds and the location.

Question: I am at Jordan Park and I have been listening to all of the renovations and I had not heard of as far as the trees around here. There are a lot of tree roots that are exposed. I have hurt myself and have a particularly bad one in my yard but I noticed that around Jordan Park they can be pretty bad and I know my children have hurt themselves and I can't be the only one who has suffered.

Ms. Thomas stated that there are particular laws, ordinances when it comes to addressing trees in Florida. We have to get an arborist from the City and they have to approve as to whether or not you can do things with particular trees.

Ms. Adams stated that some of the reasons that we have problems with tree roots is erosion over time. So over the many years since the new Jordan Park was built, there is going to be washout because there is no grass in many of the yards and there is no irrigation system. So when those things are addressed, it is going to bring the level of the ground up to a level where those tree roots will be covered and be able to be maintained by the grass staying in place.

Ms. Thomas stated that therefore, what Ms. Adams is saying is that some of the constant rain eroding the soil, which normally would have covered the tree roots but because it has washed away, those tree roots are now exposed. As part of the renovations the expectation is that it will be brought up or additional soil and/or sod will be placed that will cover up those tree roots and therefore would minimize the concern that Ms. Crawford Woods was discussing. Ms. Adams stated that that is the first part of the plan. Some of those trees will have to be removed. Also, there are trees there that are not protected that might be best to be removed but those will be treated on a case by case basis. The whole point of this is so that as we develop our annual plan that these items that you are raising can be reflected we can certainly consider them and determine what are some of the strategies and opportunities that may exist, what investigations need to be done so that we can determine the viability of some of these ideas as we seek to continue to provide and to increase the amount of affordable housing in the City of St. Petersburg.

Resident Advisory Board Meeting

Aug 31, 2021 . 3:45 PM . ID: 292802365

Staff Present

- Michael Lundy
- Danielle Thomas
- Carolyn Avington
- Larry Gonzalez
- Samantha Holmes
- Grace White
- Keyonna Bryant
- Miriam Gonzalez-Vega
- Mikayla Gleason

Residents Present

- Louise Anderson
- Amber Crawford
- Brenda Woods
- Monica Wilson
- Yolanda Wise

Danielle Thomas

From: RAB
Sent: Wednesday, September 1, 2021 5:58 PM
To: 'Brenda Woods'
Subject: RE: RAB meeting.

Good Afternoon Ms. Woods,

Thank you for your engagement and participation in yesterday's meeting. We really appreciate your thoughtful insights and questions!

You are quite right about the world going digital, especially in light of the Covid-19 pandemic. Presently, SPHA staff have been working with our partners to host online classes related to financial literacy, nutrition, credit, and other important topics. Coding has not been something that we have specifically explored as yet. However, I have reviewed the Udemy site as you suggested and I see that there is a wide range of videos related to very pertinent topics in IT and computing. It is very interesting.

That is something that SPHA will review more closely. Thank you kindly for sharing. Please continue to provide your feedback and suggestions. They are much appreciated!

Stay safe and be well,
Danielle Thomas

From: Brenda Woods <bwoods52@hotmail.com>
Sent: Tuesday, August 31, 2021 7:41 PM
To: RAB <RAB@stpeteha.org>
Subject: RAB meeting.

Dear Ms Thomas,

I would first like to thank you for giving me the opportunity to be on the RAB. The meeting was quite informative and gave me hope for the future of my city.

You mentioned that if we had any ideas after the meeting, we could post them here. Well I would like to offer a suggestion for a service that can be offered.

Seeing how the world is going digital in most areas, it will be a good idea to offer Online classes for those who are so inclined to better themselves but don't have the money to purchase the classes. I am speaking specifically about Udemy. They offer a wide range of online tutorials that can lead to one being able to upgrade thier lives and their families. The courses target beginners in most of the classes, they even have classes for kid's (Coding). I do hope you will peruse the sight as I think you will be impressed with what you will find there.

Thank you
Brenda Woods

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Danielle Thomas

From: Brenda Woods <bwoods52@hotmail.com>
Sent: Thursday, September 23, 2021 9:41 AM
To: RAB
Subject: Re: 2022 SPHA Annual Plan Draft - for RAB review

Thank you for clarifying my concern and for taking into consideration my suggestion.
Sincerely
Brenda Woods

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From: RAB <RAB@stpeteha.org>
Sent: Thursday, September 23, 2021 8:08:55 AM
To: 'Brenda Woods' <bwoods52@hotmail.com>
Subject: RE: 2022 SPHA Annual Plan Draft - for RAB review

Good Morning Ms. Woods,

Thank you for your thoughtful feedback regarding the Annual Plan. I would like to clarify what the Resolution for Approval to Revise the HCV Admin Plan to Include an Option for a Biennial Inspection Schedule” means.

What the resolution permitted was that, in accordance with HUD guidelines, if the SPHA decides that it wishes to inspect HCV units every other year instead of every year, it can do so. SPHA now operates on an annual schedule and plans to do so for the foreseeable future. However, if there are circumstances that arise due to a cut in funding or other negative issues, then the Admin plan would grant the agency the flexibility to take on a biennial inspection schedule.

I understand your concern. It is not SPHA’s intention that any participant live in substandard conditions due to a lack of repairs or fear of reprisal if they complain about needed repairs. SPHA will continue to perform inspections when requested by tenants, and we will continue to perform quality control inspections on units to make sure that the situation you describe does not occur. Any landlord that does not meet HQS standards and/or make repairs needed within the given abatement time will have their HAP contract terminated, and the participant will be given the opportunity to find other housing.

Regarding the minivan or bus, SPHA has already purchased an 11- passenger van to assist families in Jordan Park with their relocation housing search. We are currently in the process of recruiting a van driver. (If you know of anyone who may be interested, please ask them to check out the posting on our website!) Once relocation is done, SPHA is considering if the van can be used to assist residents with medical appointments. We have already have internal discussions about this topic, actually! It’s wonderful that you are thinking along the same lines as we are!

Thank you again for your consideration, interest, and engagement in this process. It is wonderful to work with you in this process!

Warmest Regards,
Danielle Thomas

From: Brenda Woods <bwoods52@hotmail.com>
Sent: Tuesday, September 21, 2021 9:04 PM
To: RAB <RAB@stpeteha.org>
Subject: Re: 2022 SPHA Annual Plan Draft - for RAB review

Dear Ms.Thomas,

Thank you for including us in the review of this plan and accepting our comments.

I would like to voice my disagreement to "Approval to Revise the HCV Admin.Plan to include an option for a biennial Inspection Schedule". I feel this will leave the lower income tenants vulnerable to disparities in who gets repairs done; or the landlord will relagate more attention to the higher paying tenants, leaving repairs to lower income tenants at the bottom of the priority list, or not to be done at all. There is also a concern that lower income tenants may be intimidated by the landlord and fear reprisal if they continue to complain.

Finally, I would like to offer a suggestion for the Senior high Rise section. Is it possible for them to have a mini van or bus 🚌 for trips to MD office, or shopping or social functions? As it stands many insurance plans will offer rides to MD office, but often will not pick you up and will often leave you not having a way to get home for hours after the appointment. Many of us have been told they cannot get to our part of town as they have passengers in the upper Pinellas area to service, but when they are done there they will get us.

Thank you

Brenda Woods

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From: RAB <RAB@stpeteha.org>
Sent: Thursday, September 16, 2021 12:13:17 PM
To: RAB <RAB@stpeteha.org>
Cc: Communications Department <Communications@stpeteha.org>
Subject: 2022 SPHA Annual Plan Draft - for RAB review

Good Afternoon RAB members!

I hope this email finds you all doing well and staying safe in these uncertain times.

I would like to thank all of our members who participated in the RAB meeting on August 31, 2021. We sincerely appreciate all of the shared insights and comments that we received during the course of the meeting.

Please find attached a draft of the 2022 Annual Plan Draft for your review. We are still accepting comments through September 23, 2021. If you have any comments between now and then, please email them to me and I will be sure to share them with our Annual Plan team.

Thank you again for your participating and your interest. I look forward to hearing from you!

Warmest Regards,

Danielle Thomas, Esq.
Chief Operating Officer, SPHA

Danielle Thomas

From: RAB
Sent: Thursday, September 23, 2021 8:16 AM
To: 'ashley woods'; RAB
Subject: RE: 2022 SPHA Annual Plan Draft - for RAB review

Good Morning Ms. Woods,

Thank you for your thoughtful questions.

The biennial inspections will continue to hold the HCV landlords to the HQS standards (or whatever new protocols HUD puts in place). Residents will remain free to request interim inspections if needed to address a repair issue that has not been resolved with the landlord. In fact, HUD is looking to move the HCV inspection protocol to an even stricter approach called NSPIRE. That is even more detailed than HQS. Due to the pandemic, the roll-out of NSPIRE has been delayed, but that is something that will really increase the standards of the units in the HCV program.

Right now, SPHA is on an annual inspection schedule and plans to remain on the schedule for the foreseeable future. The resolution simply permits SPHA to have the flexibility to go to a biennial schedule if circumstances arise that may require the agency to do so (i.e. a cut in HUD funding, pandemic, etc.).

I hope this information is helpful. Please let me know if you have further questions. Thank you for your interest, consideration, and engagement throughout this process. It has been a pleasure working with you!

Warmest Regards,
Danielle Thomas

From: ashley woods <1211ashwood2017@gmail.com>
Sent: Wednesday, September 22, 2021 10:34 PM
To: RAB <RAB@stpeteha.org>
Subject: Re: 2022 SPHA Annual Plan Draft - for RAB review

Good evening,
My question is.....

Since inspections will be conducted biennially and income mixing is the new wave, is there language that guarantees voucher recipients equal priority/service quality to the public when it comes to tenant/landlord issues like maintenance and repairs or is this a good faith assumption? Will inspection guidelines be more strict since they will only be conducted every 2 years?

On Thu, Sep 16, 2021, 12:13 PM RAB <RAB@stpeteha.org> wrote:

Good Afternoon RAB members!

I hope this email finds you all doing well and staying safe in these uncertain times.

I would like to thank all of our members who participated in the RAB meeting on August 31, 2021. We sincerely appreciate all of the shared insights and comments that we received during the course of the meeting.

Please find attached a draft of the 2022 Annual Plan Draft for your review. We are still accepting comments through September 23, 2021. If you have any comments between now and then, please email them to me and I will be sure to share them with our Annual Plan team.

Thank you again for your participating and your interest. I look forward to hearing from you!

Warmest Regards,

Danielle Thomas, Esq.

Chief Operating Officer, SPHA



Join Our Resident Advisory Board!

SPHA is looking for Housing Choice Voucher Participants and Public Housing Residents to serve on the Resident Advisory Board.

**We WANT to hear
from YOU!**

Interested residents should send an
email to RAB@stpeteha.org or call
(727) 323-3171 ext. 219

Responses needed by August 18, 2021

What is the Resident Advisory Board (RAB)?

The RAB consists of up to 15 individuals who receive housing assistance from SPHA. The RAB is an committee that advises SPHA on policies and procedures that impact SPHA residents and HCV participants.

RAB members will also be eligible for training on how to be resident leaders!

What does the RAB do?

RAB makes recommendations on the development of and changes to SPHA's Five Year and Annual Plans. These plans detail Agency policies, operations and programs and outline our methods to meet local housing needs.

How does RAB make a difference?

As a RAB member, your voice will help SPHA make decisions and changes that impact your family and community.

SPHA gives RAB recommendations serious consideration and will implement appropriate revisions.*

*Please note SPHA is not required to agree with RAB suggestions. After the Five Year and Annual Plans are submitted, SPHA will address why or why not specific RAB recommendations were taken into consideration.

Who is Eligible to Serve?

RAB members must be:

- A resident of one of SPHA Public Housing communities OR
- A participant in SPHA's Housing Choice Voucher Program.

SPHA's Responsibilities to RAB

SPHA will:

- Provide reasonable time for the RAB to review and make recommendations.
- Provide notice of meetings scheduled to discuss the Annual and Five Year Plans
- Provide access to communication tools and other reasonable means to carry out RAB duties.

How is RAB Funded?

RAB is operated through independent funding. Potential sources of funding include:

- Agency operating funds
- Agency modernization funds
- U.S. Department of Housing and Urban Development grants

*Meetings are held regularly at a frequency determined by the RAB (monthly, bi-monthly, quarterly).

All prospective members will be screened to ensure lease and/or HCV Program compliance.

Selected applicants will be notified via mail, email or phone.



August 16, 2021

Angela Betts
4042 39th Ave. N.,
St. Petersburg, FL 33714

Dear Angela Betts,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

Thank you for your interest and willingness to participate in the RAB. Your voice is extremely important to us and, with your assistance, we can develop an Annual Plan that best suites the needs of our SPHA families, Housing Choice Voucher participants and their communities.

For your first RAB duty, we invite you to attend a virtual RAB meeting on August 31, 2021 at 4:00 p.m., where we will discuss what activities and plans you would like to see in the future of SPHA.

To join the meeting from your computer, tablet or smartphone, visit
<https://global.gotomeeting.com/join/292802365>

You can also dial in using your phone by calling: **+1 (571) 317-3122**
Access code: **292-802-365**

To prepare for the meeting, please review the enclosed Resident Advisory Board Fact Sheet which provides more information about the RAB and the Annual Plan process.

Future meetings will be held at regular intervals at the discretion of the RAB. Additionally, as members of the RAB, you will be eligible to attend resident leadership training that will help you to be well-positioned to support and lead positive change in your community.

I, as well as the rest of the SPHA team, look forward to working with you on this important endeavor, as we move toward a brighter future for families and the agency.

If you need to contact us for any reason, please email **RAB@stpeteha.org** or call (727) 323-3171 ext. 219.

Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Ashley Brown
1256 25th St. S.,
St. Petersburg, FL 33712

Dear Ashley Brown,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

Thank you for your interest and willingness to participate in the RAB. Your voice is extremely important to us and, with your assistance, we can develop an Annual Plan that best suites the needs of our SPHA families, Housing Choice Voucher participants and their communities.

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Alex Wade
3259 4th Ave. S.,
St. Petersburg, FL 33712

Dear Alex Wade,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Amber Woods
2435 12th Ave. S.,
St. Petersburg, FL 33712

Dear Amber Woods,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Brenda Woods
880 Oleander Way S., Apt. 1201,
St. Petersburg, FL 33707

Dear Brenda Woods,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Carol Myles
1005 24th St. S.,
St. Petersburg, FL 33712

Dear Carol Myles,

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Debra Bates
2334 10th Ave. S.,
St. Petersburg, FL 33712

Dear Debra Bates,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Henry Brailsford
1260 23rd St. S., Apt. 6,
St. Petersburg, FL 33712

Dear Henry Brailsford,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Holly Lassiter
2300 22nd St. S.,
St. Petersburg, FL 33712

Dear Holly Lassiter,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Louise Anderson
4155 Whiting Circle SE,
St. Petersburg, FL 33705

Dear Louise Anderson,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Laketta Davis
725 26th Ave. S.,
St. Petersburg, FL 33705

Dear Laketta Davis,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Mercades Kennedy
2068 Poinsettia Ave., Unit A,
Clearwater, FL 33755

Dear Mercades Kennedy,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

Thank you for your interest and willingness to participate in the RAB. Your voice is extremely important to us and, with your assistance, we can develop an Annual Plan that best suites the needs of our SPHA families, Housing Choice Voucher participants and their communities.

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Monica Wilson
2330 Queen St. S.,
St. Petersburg, FL 33712

Dear Monica Wilson,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Terry Washington
1424 14th St. S.,
St. Petersburg, FL 33705

Dear Terry Washington,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

Thank you for your interest and willingness to participate in the RAB. Your voice is extremely important to us and, with your assistance, we can develop an Annual Plan that best suites the needs of our SPHA families, Housing Choice Voucher participants and their communities.

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Yolanda Wise
300 8th St. N., Apt. 505,
St. Petersburg, FL 33701

Dear Yolanda Wise,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer



August 16, 2021

Kayla Johnson
3960 55th Street N.
St. Petersburg, FL 33709

Dear Kayla Johnson,

Welcome to the Resident Advisory Board (RAB) for the Housing Authority of the City of St. Petersburg (SPHA)!

Thank you for your interest and willingness to participate in the RAB. Your voice is extremely important to us and, with your assistance, we can develop an Annual Plan that best suites the needs of our SPHA families, Housing Choice Voucher participants and their communities.

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Sincerely,

Michael Lundy, SPHA Chief Executive Officer

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Joshua A. Johnson, the Housing & Community Development Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

St. Petersburg Housing Authority (SPHA)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

The City of St. Petersburg
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The SPHA provides affordable housing, vouchers for the low- and moderate-income persons/households whom it serves, and is currently finalizing the documents where it will demolish 30 senior housing units and construct a 60-unit mid-rise development for its seniors. SPHA will also prepare current tenants to become homeowners to enable them to participate in the City's Purchase Assistance Program. Finally, the City is partnering with SPHA in the development and rehabilitation of its Jordan Park housing development.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Joshua A. Johnson	Director of Housing & Community Development
Signature	Date
<i>Joshua A. Johnson</i>	9-14-2021

D. Statement of Capital Improvements



Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG PHA Number: FL002			Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	DISSTON PLACE (FL002000002)	\$528,780.00	\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00
	AUTHORITY-WIDE	\$94,696.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$528,780.00
ID0013	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations		\$436,433.00
ID0015	1410 Administration (Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$62,347.00
ID0033	A & E Fees (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Construction Administration		\$30,000.00
	AUTHORITY-WIDE (NAWASD)			\$94,696.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0028	1406 Operatons(Operations (1406))	Operations		\$49,696.00
ID0035	Construction Inspector(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$623,476.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0020	1410 Adminstration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0021	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0024	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0038	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00

2022 SPHA Annual Plan and Five Year Action Plan

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0029	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0030	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0032	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0040	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00

Work Statement for Year 3 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0039	Construction Inspector(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$250,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0041	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0042	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0043	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0045	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00

Work Statement for Year	4	2025
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0044	Construction Inspector(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$250,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0047	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0048	1410 Adminstration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0049	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0051	1406 Operations(Operations (1406))	Operations		\$50,000.00

Work Statement for Year	5	2026
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0050	Construction Inspector(Contract Administration (1480)-Other)	1 - Inspector position with benefits		\$45,000.00
	Subtotal of Estimated Cost			\$250,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2022	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operatons(Operations (1406))	\$49,696.00
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$94,696.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2023	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00

E. Public Notices and Outreach Materials



Copies of notices issued to SPHA residents and the public in the City of St. Petersburg; the notices request comments on the Annual Plan and announce the public hearing.

The board resolution approving the Annual Plan is also included.



Join Our Resident Advisory Board!

SPHA is looking for Housing Choice Voucher Participants and Public Housing Residents to serve on the Resident Advisory Board.

**We WANT to hear
from YOU!**

Interested residents should send an
email to RAB@stpeteha.org or call
(727) 323-3171 ext. 219

Responses needed by August 18, 2021

What is the Resident Advisory Board (RAB)?

The RAB consists of up to 15 individuals who receive housing assistance from SPHA. The RAB is an committee that advises SPHA on policies and procedures that impact SPHA residents and HCV participants.

RAB members will also be eligible for training on how to be resident leaders!

What does the RAB do?

RAB makes recommendations on the development of and changes to SPHA's Five Year and Annual Plans. These plans detail Agency policies, operations and programs and outline our methods to meet local housing needs.

How does RAB make a difference?

As a RAB member, your voice will help SPHA make decisions and changes that impact your family and community.

SPHA gives RAB recommendations serious consideration and will implement appropriate revisions.*

*Please note SPHA is not required to agree with RAB suggestions. After the Five Year and Annual Plans are submitted, SPHA will address why or why not specific RAB recommendations were taken into consideration.

Who is Eligible to Serve?

RAB members must be:

- A resident of one of SPHA Public Housing communities OR
- A participant in SPHA's Housing Choice Voucher Program.

SPHA's Responsibilities to RAB

SPHA will:

- Provide reasonable time for the RAB to review and make recommendations.
- Provide notice of meetings scheduled to discuss the Annual and Five Year Plans
- Provide access to communication tools and other reasonable means to carry out RAB duties.

How is RAB Funded?

RAB is operated through independent funding. Potential sources of funding include:

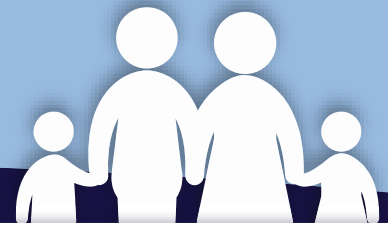
- Agency operating funds
- Agency modernization funds
- U.S. Department of Housing and Urban Development grants

*Meetings are held regularly at a frequency determined by the RAB (monthly, bi-monthly, quarterly).

All prospective members will be screened to ensure lease and/or HCV Program compliance.

Selected applicants will be notified via mail, email or phone.

PUBLIC NOTICE



2022 Annual PHA Plan – DRAFT Comments Welcome!

The St. Petersburg Housing Authority's **2022 Annual PHA Plan - DRAFT** is now available for review at the SPHA Central Office, **2001 Gandy Blvd. N., St. Petersburg, FL 33702.**

A copy of the 2022 Annual Plan – DRAFT will also be made available online in the coming days. We will release another notice at the time of its posting.

Please submit any comments or questions to publichousing@stpeteha.org.

Public comments and comments from the Resident Advisory Board will continue to be accepted through September 22, 2021.

The 2021 Annual Plan will be presented to the SPHA Board of Commissioners at the September 23, 2021 Regular Board Meeting. The meeting is open to the public.



What:

Draft 2022 Annual Plan
Posting

**Public Comments
Submission Deadline:**
September 22, 2021

Where:

2001 Gandy Blvd. N., St.
Petersburg, FL 33702

Phone: 727.323.3171
TDD: 800.955.8770
TTY: 800.955.8771



StPeteHA.org

PUBLIC NOTICE



2022 Annual PHA Plan – DRAFT Comments Welcome!

The St. Petersburg Housing Authority's **2022 Annual PHA Plan - DRAFT** is now available for review at the SPHA Central Office, **2001 Gandy Blvd. N., St. Petersburg, FL 33702.**

A copy of the 2022 Annual Plan is also available online:
https://www.stpeteha.org/plugins/show_image.php?id=1817

Please submit any comments or questions to
publichousing@stpeteha.org.

Public comments and comments from the Resident Advisory Board will continue to be accepted through September 22, 2021.

The 2021 Annual Plan will be presented to the SPHA Board of Commissioners at the September 23, 2021 Regular Board Meeting. The meeting is open to the public.



What:

Draft 2022 Annual Plan
Posting

**Public Comments
Submission Deadline:**
September 22, 2021

Where:

2001 Gandy Blvd. N., St.
Petersburg, FL 33702

Phone: 727.323.3171
TDD: 800.955.8770
TTY: 800.955.8771



StPeteHA.org

PUBLIC NOTICE



SPHA 2022 Annual Plan Public Hearing

WHERE:

The Board of Commissioners will meet **IN PERSON** at 2001 Gandy Blvd. N., St. Petersburg; however, we ask members of the public to attend virtually.

PLEASE JOIN OUR MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE:

<https://global.gotomeeting.com/join/860894877>

YOU CAN ALSO DIAL IN USING YOUR PHONE: +1 (408) 650-3123
ACCESS CODE: 860-894-877

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/860894877>

AGENDA

1. Call to Order
2. Public Comments
3. Review of the Draft 2022 Annual Plan
4. Adjournment



**ST. PETERSBURG
HOUSING AUTHORITY**

What:

**Public Hearing for the
SPHA 2022 Annual Plan**

When:

**Thursday, September 23,
2021 at 8:30 a.m.**

****If you require sign language
translation services please email
communications@stpeteha.org
at least one week prior to
meeting date.**

For Details:

727.323.3171 ext. 219

or

**[communications
@stpeteha.org](mailto:communications@stpeteha.org)**

Phone: 727.323.3171

TDD: 800.955.8770

TTY: 800.955.8771



StPeteHA.org

PUBLIC NOTICE

A Regular Meeting of the Board of Commissioners of the St. Petersburg Housing Authority

WHERE:

The Board of Commissioners will meet **IN PERSON** at 2001 Gandy Blvd. N., St. Petersburg; however, we ask members of the public to attend virtually.

PLEASE JOIN OUR MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE:
<https://global.gotomeeting.com/join/983290709>

YOU CAN ALSO DIAL IN USING YOUR PHONE: +1 (669) 224-3412
ACCESS CODE: 983-290-709

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/983290709>

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Legal Report
5. Approval of Minutes
 - a. Approval of Minutes of the August 26, 2021 Regular Board Meeting
Board Commissioners in attendance:
 - Commissioner James Dates, Chair
 - Commissioner Stephanie Owens, Vice Chair
 - Commissioner Kimberly Brown-Williams
 - Commissioner Terri Lipsey Scott
 - Commissioner Jerrilyn Evans
6. Public Forum
7. Non-Consent Agenda Resolutions
 - a. Resolution #2021-31 A Resolution Approving the Submission of the 2022 Annual Plan
 - b. Resolution #2021-32 A Resolution to Enter Into a Contract to Purchase Property at 2323 9th Avenue North (Ed White Property)
8. Resident Interest Reports (Adopted By Consent Unless Otherwise Requested)
 - a. Dashboard for Public Housing Performance Indicators FY 2021
 - b. Dashboard for HCV Data Report
9. Finance Committee Reports (Adopted By Consent Unless Otherwise Requested)
 - a. Financial Reports
 - b. Fraud Recovery Program Status Report
10. Chairperson Report
11. Chief Executive Officer's Comments
12. Old Business
13. New Business
14. Adjournment



What:
**Board of Commissioners
Regular Meeting**

When:
**Thursday, September 23,
2021 at 9:00 a.m.**

**Members of the public who wish to address an agenda item under Public Forum must fill out a "Registration Form to Provide Statements at Public Forum" no later than Wednesday, September 22 at 4:00 p.m. Please email communications@stpeteha.org to request a copy of the form.*

***If you require sign language translation services please email communications@stpeteha.org at least one week prior to meeting date.*

For Details:
727.323.3171 ext. 219
or
communications@stpeteha.org

Phone: 727.323.3171
TDD: 800.955.8770
TTY: 800.955.8771



StPeteHA.org



ST. PETERSBURG HOUSING AUTHORITY 2022 ANNUAL PLAN

Virtual Workshop
September 22, 2021

10:00 AM

HUD FORM 50075

Overview of Major Components

B.1 Revision of PHA Plan Elements

B.2. New Activities

B.3. Progress Report

C.3 Resident Advisory Board (RAB) Comments

D.1. Capital Improvements



B.1. REVISION OF PHA PLAN ELEMENTS - Overview

- Revision of the Housing Choice Voucher (HCV) Administrative Plan
 - Approved by the SPHA Board of Commissioners in January 2021, February 2021, April 2021, and June 2021 as follows :
 - Amendment of HCV Administrative Plan to Include Homeless Preference for HCV Waiting List (January 2021)
 - Amendment of HCV Administrative Plan to Revise Involuntary Displacement Preference for HCV Waiting List (January 2021)
 - Amendment of HCV Administrative Plan to Include “Good Cause Refusal” Provision (January 2021)
 - Amendment of HCV Administrative Plan to Include Pinellas County Resident Preference for HCV Waiting List (January 2021)
 - Amendment of HCV Administrative Plan to Revise Waiting List “Special Admission” Provision (January 2021)
 - Amendment of the HCV Administrative Plan to include the Mainstream Voucher Program (February 2021)
 - Revision of the HCV Administrative Plan to include the Foster Youth to Independence Program (April 2021)
 - Amendment of the HCV Administrative Plan to include an option for a Biennial Inspection Schedule (April 2021)
 - Amendment of the HCV Administrative Plan to include the Emergency Housing Voucher Program (June 2021)



B.1. REVISION OF PHA PLAN ELEMENTS - Overview (cont.)

- Revision of the Public Housing (PH) Admissions and Continued Occupancy Policy
 - Approved by the SPHA Board of Commissioners in January 2021 as follows:
 - Revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to Modify the Existing Veterans' Preference and to Add a Preference for Homeless Individuals and Families
- Financial Resources
 - SPHA seeking additional financial resources (i.e. LIHTC, CDBG, CRA, etc.)



QUESTIONS?



B.2. New Activities - Overview

- Choice Neighborhood Initiative (CNI)
 - If eligible, SPHA may apply for a CNI Planning Grant
- Mixed Finance Modernization or Development
 - SPHA plans to explore the creation of additional affordable housing using several mechanisms (i.e. PBV, LIHTC, bonds, RAD, Faircloth, Section 18, etc.)
- Demolition or Disposition
 - Disposition of scattered site house
 - Potential sale to PH household currently living in the house
 - Jordan Park former Senior Village
 - New Construction of 60 unit mid-rise building for seniors
 - Jordan Park Family Site
 - Disposition to the Project Based Voucher platform
 - Other Public Housing Sites
 - SPHA may apply for disposition of the properties included in FL002000002 (Disston Place Apartments, Clearview Park, Romaine Apartments, Gateway Place and Sunset Oaks) from the public housing program to a HCV platform or other applicable funding source.



B.2. New Activities Overview (cont.)



- Conversion of Public Housing to Project-Based Assistance under RAD
 - May pursue Faircloth, RAD for redevelopment
- Project Based Vouchers
 - May be used for recapitalization for Jordan Park (up to 20% of voucher allocation)
- Units with Approved Vacancies for Modernization
 - Some Capital Fund projects may require units to be taken offline as approved vacancies for modernization
- Other Capital Grant Programs
 - If eligible, SPHA will apply for Emergency Safety and Security Grant and/or other capital grants as HUD makes them available


QUESTIONS?



PROGRESS REPORT - Overview



- Public Relations / Marketing / Community Relations
 - Social Media, Jordan Park Resident Meetings, Newsletters, Press Releases
- Property Strategy
 - Acquire and/or develop additional affordable housing
 - Diston Place / AMP 2 property improvements
 - Jordan Park / AMP 3 renovations and new construction of senior mid-rise building.
 - Awarded 125 Project-Based Vouchers to five proposers to build new units in Pinellas County
- Veteran's Housing Initiative
 - Seeking to acquire "move-in ready" units, units that need rehab, or develop newly-constructed units
- Funding Gap Strategy
 - Exploring other funding sources outside of HUD, including Florida Land Trust and Housing Finance Authority of Pinellas County
- Social Services
 - SPHA hired a ROSS Coordinator and three Social Services Coordinators, received HUD approval of a Family Self Sufficiency Action Plan, and purchased an 11-passenger van to assist with resident transportation.



RESIDENT ADVISORY BOARD COMMENTS

Summary

- Meeting held with staff and members of the Resident Advisory Board (RAB) on August 31, 2021
 - Draft 2022 Annual Plan was reviewed
 - Questions / Comments (synopsis)
 - Possibility of development of tiny homes for the homeless?
 - Are the social services programs offered by SPHA optional? Will there be educational opportunities to go over how these programs work?
 - What about the five year time limit that was being considered by Congress? Is there an update on that?
 - Will the large tree roots at Jordan Park be addressed as a part of the redevelopment?
 - What are the benefits of using a voucher for homeownership in relation to Habitat for Humanity?
 - (E-mailed Comment) Potential offering of online courses through Udemy to help those that wish to better themselves.

D.1. CAPITAL IMPROVEMENTS


Capital Fund – Five Year Action Plan

- Renovation and Rehabilitation of Disston Place (FL002000002)
 - Includes Disston Place, Clearview, Sunset Oaks, Romaine, and Gateway Place Apartments
 - Proposed work activities include (but are not limited to):
 - Kitchen Rehab
 - Bathroom Rehab
 - Parking Lot Paving and Striping
 - Lighting Upgrades
 - Sewer Lines
 - Storm Drainage Upgrades
 - Roofs
 - Hire Construction Inspector



QUESTIONS?





Thank you for your time,
attention, and participation.
Stay safe and be well!



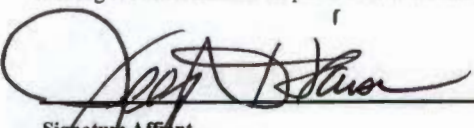
Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: AGENCY ACTION PLAN** was published in **Tampa Bay Times: 8/15/21** in said newspaper in the issues of **Baylink Pinellas, Baylink Hillsborough, Baylink Pasco, Baylink Hernando Citrus**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


 Signature Affiant

Sworn to and subscribed before me this **08/15/2021**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

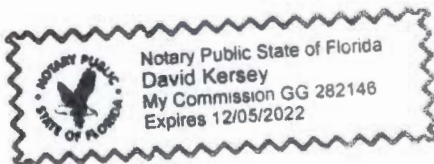
LEGAL NOTICE

The Draft of the 2021 Five Year Action Plan and Agency Annual Plan for the Housing Authority of the City of St. Petersburg (SPHA) may be reviewed at 2001 Gandy Blvd N, St. Petersburg, FL, and on our website at www.stpeteha.org.

A public hearing on the SPHA Five Year Action Plan and Agency Annual Plan will be held at 2001 Gandy N, St. Petersburg, FL on September 23, 2021 at 8:30AM.

Interested parties are invited to attend.
 (176468) 08/15/2021

} SS



RESOLUTION #2021-31

RESOLUTION APPROVING THE SUBMISSION OF THE 2022 ANNUAL PLAN


WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires housing authorities to submit a Public Housing Agency (PHA) Plan on an annual basis; and

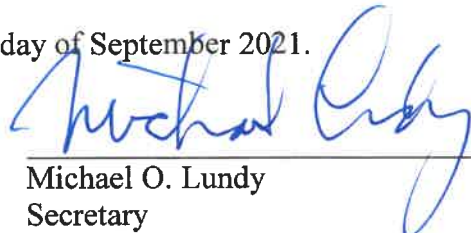
WHEREAS, in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the St. Petersburg Housing Authority (SPHA) has prepared a Fiscal Year 2022 Annual Plan and an update to the Capital Fund Program - Five Year Action Plan for submission to HUD; and

WHEREAS, the Chief Executive Officer has reviewed the proposed 2022 Annual Plan, the update to the Capital Fund Program - Five Year Action Plan, and all required attachments thereto, and recommends the Board's approval for submission of the plan to HUD.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby approve the 2022 Annual Plan and the update to the Capital Fund Program - Five Year Action Plan for submission to HUD, once public comments are considered and included, on or before October 18, 2021.

APPROVED AND ADOPTED this 23rd day of September 2021.


James Dates
Chairperson


Michael O. Lundy
Secretary